SVN®
INNOVATIVE COMMERCIAL ADVISORS

Offering Memorandum

SIGNALIZED CORNER RETAIL OPPORTUNITY IN DOWNTOWN JOHNSON CITY

258 Main Street

JOHNSON CITY, NY 13790

PRESENTED BY:

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MEET THE TEAM

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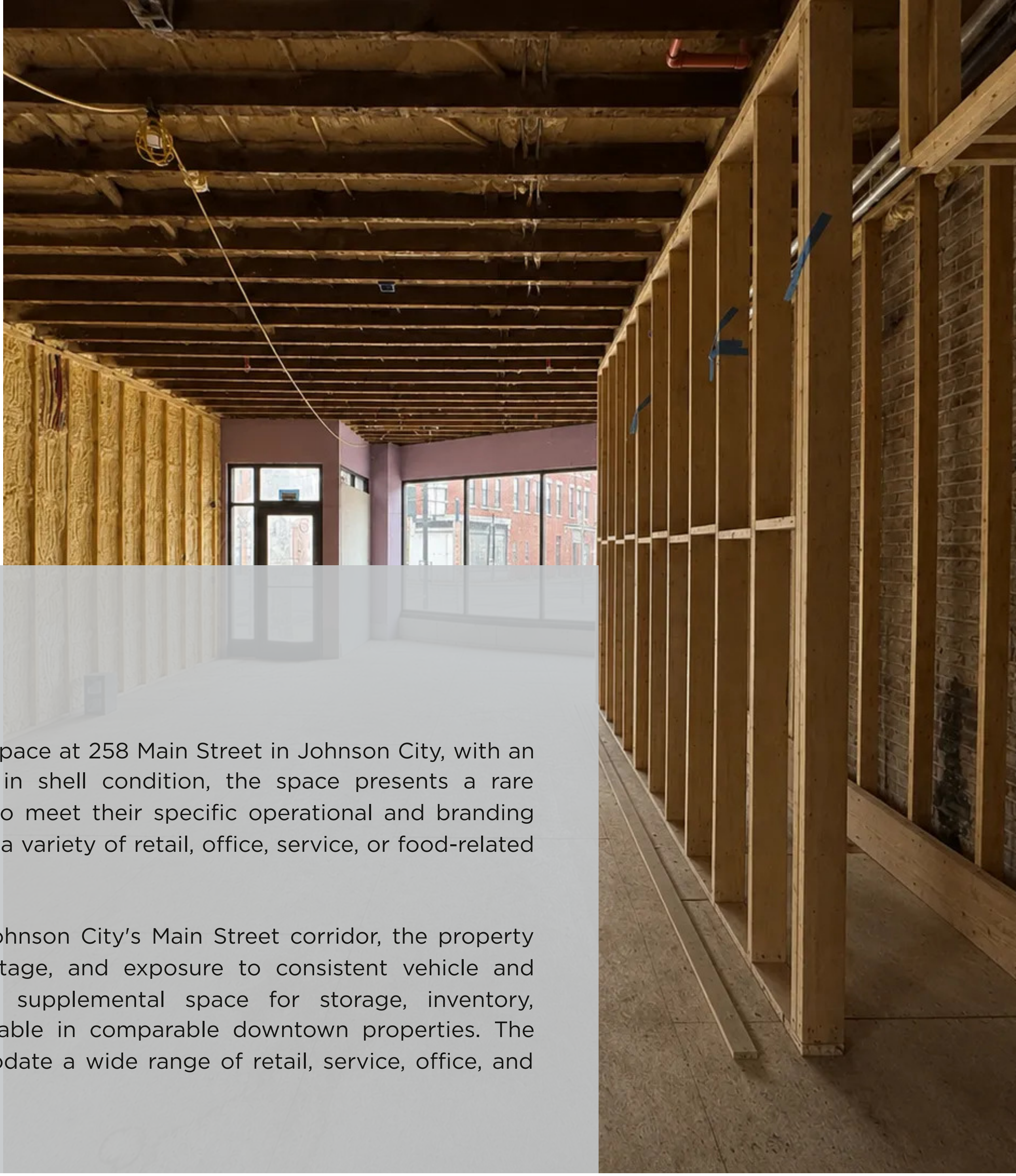
Property Information

PROPERTY SUMMARY

258 MAIN STREET

JOHNSON CITY, NY 13790

OFFERING SUMMARY	
LEASE RATE:	$2,400 per month (MG)
BUILDING SIZE:	5,451 SF
AVAILABLE SF:	3,600 SF
LOT SIZE:	0.05 Acres



PROPERTY SUMMARY

Offered for lease is approximately 1,800 SF of retail space at 258 Main Street in Johnson City, with an additional 1,800 SF basement included. Currently in shell condition, the space presents a rare opportunity for tenants to customize the buildout to meet their specific operational and branding requirements. The open layout provides flexibility for a variety of retail, office, service, or food-related uses.

Situated at a signalized corner intersection along Johnson City's Main Street corridor, the property benefits from exceptional visibility, prominent frontage, and exposure to consistent vehicle and pedestrian traffic. The basement offers valuable supplemental space for storage, inventory, production, or other operational needs rarely available in comparable downtown properties. The flexible layout and prominent location can accommodate a wide range of retail, service, office, and customer-facing business concepts.

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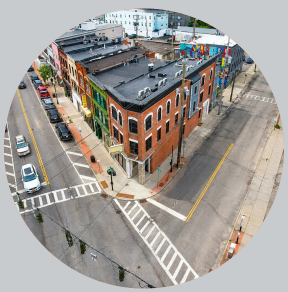
PROPERTY HIGHLIGHTS

- 1,800 SF retail space available for lease
- Additional 1,800 SF basement included
- Shell condition offering customizable buildout opportunity
- Prominent signalized corner location on Main Street
- 82 Walk Score with strong pedestrian accessibility
- High visibility within Johnson City's downtown business district
- Near UHS Binghamton General Hospital and Binghamton University School of Pharmacy
- Suitable for retail, office, restaurant, service, and creative uses
- Excellent access to Downtown Binghamton and the Greater Triple Cities market



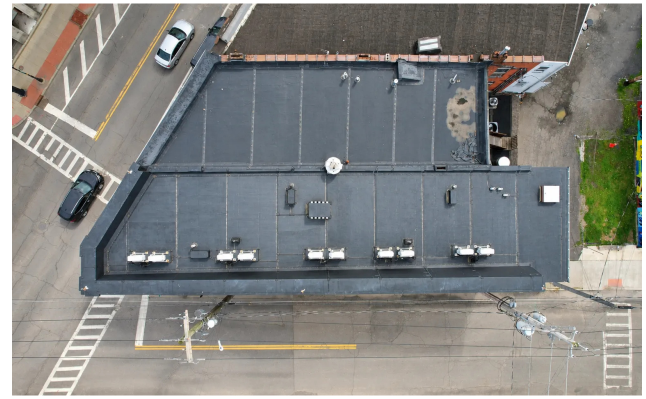
SIGNALIZED CORNER LOCATION

CUSTOM BUILDOUT OPPORTUNITY

ADDITIONAL BASEMENT STORAGE

PROPERTY PHOTOS









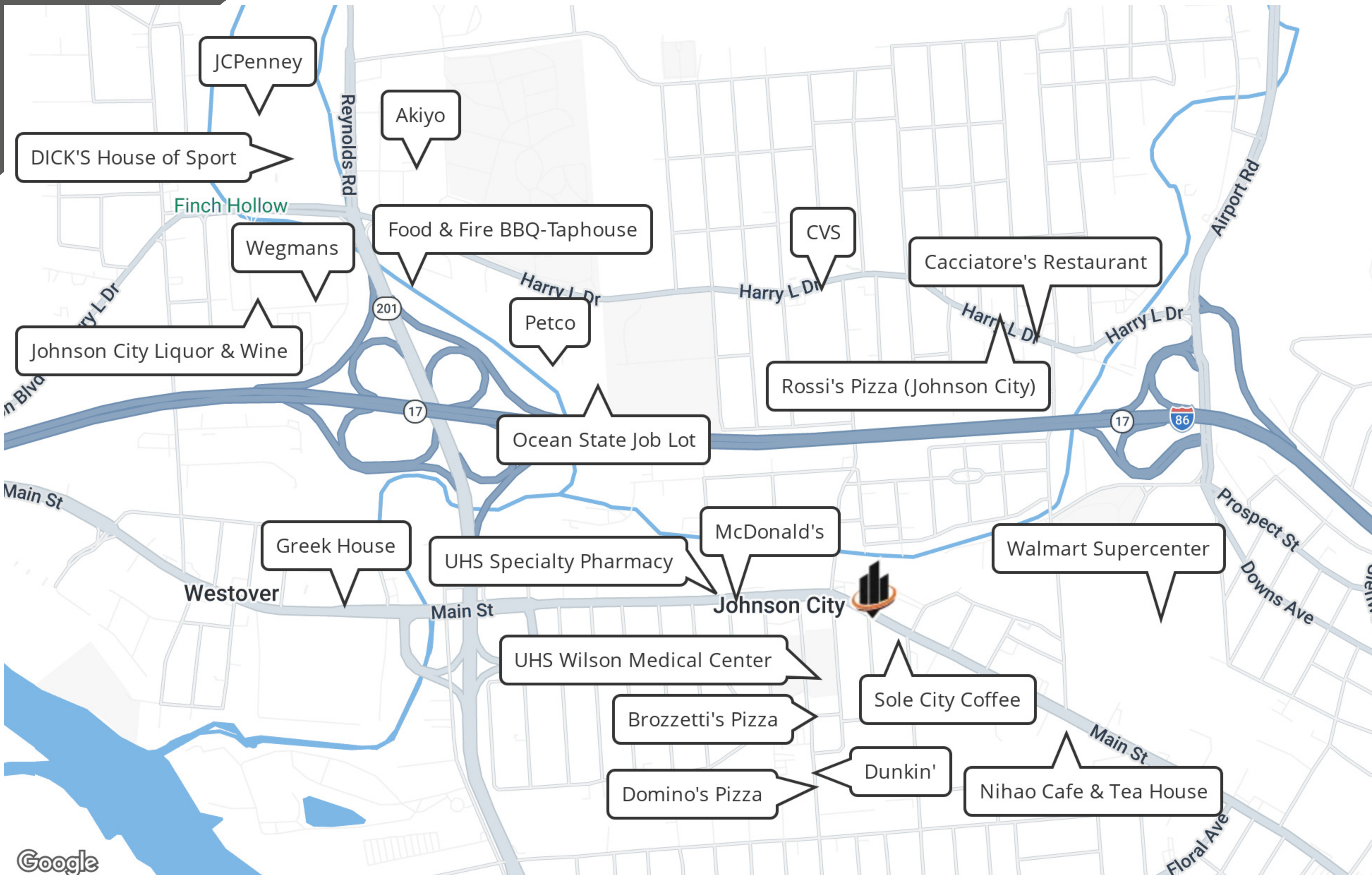
Location Information

LOCATION DESCRIPTION

258 Main Street occupies a highly visible signalized corner in downtown Johnson City, positioned along one of the area's primary commercial corridors. Surrounded by a dense concentration of residential neighborhoods, local retailers, restaurants, service providers, and institutional employers, the property benefits from consistent daily traffic and a built-in customer base.

The property is located near UHS Binghamton General Hospital, the Binghamton University School of Pharmacy and Pharmaceutical Sciences, and the expanding healthcare and educational investment occurring throughout Johnson City. With a Walk Score of 82, the location offers excellent pedestrian accessibility and convenient access to nearby amenities. Additionally, the site is just minutes from Downtown Binghamton, Binghamton University, and major regional transportation routes, providing connectivity to the broader Triple Cities market and supporting a wide range of retail and service-oriented business concepts.

RETAILER MAP



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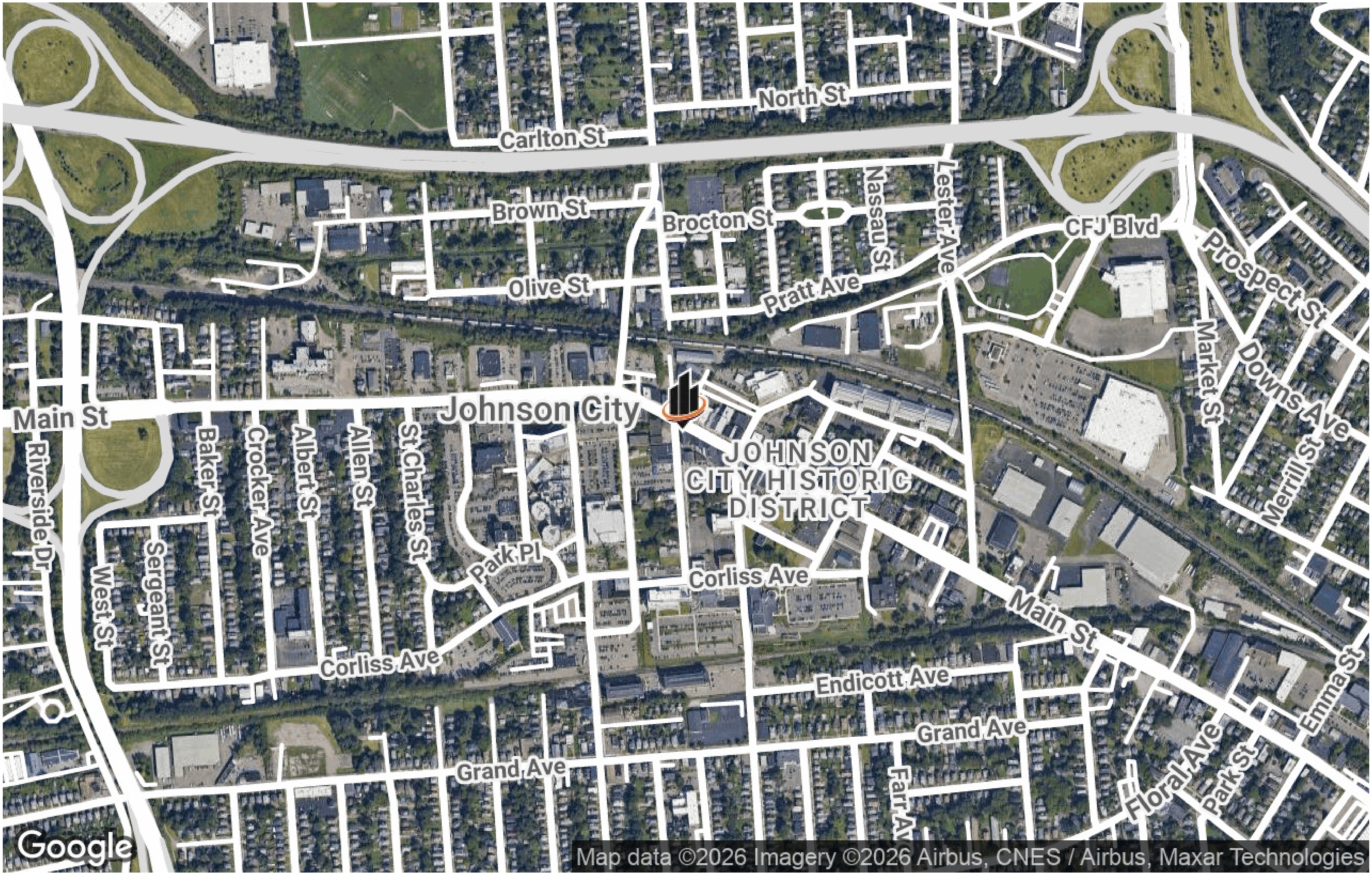
AERIAL MAP



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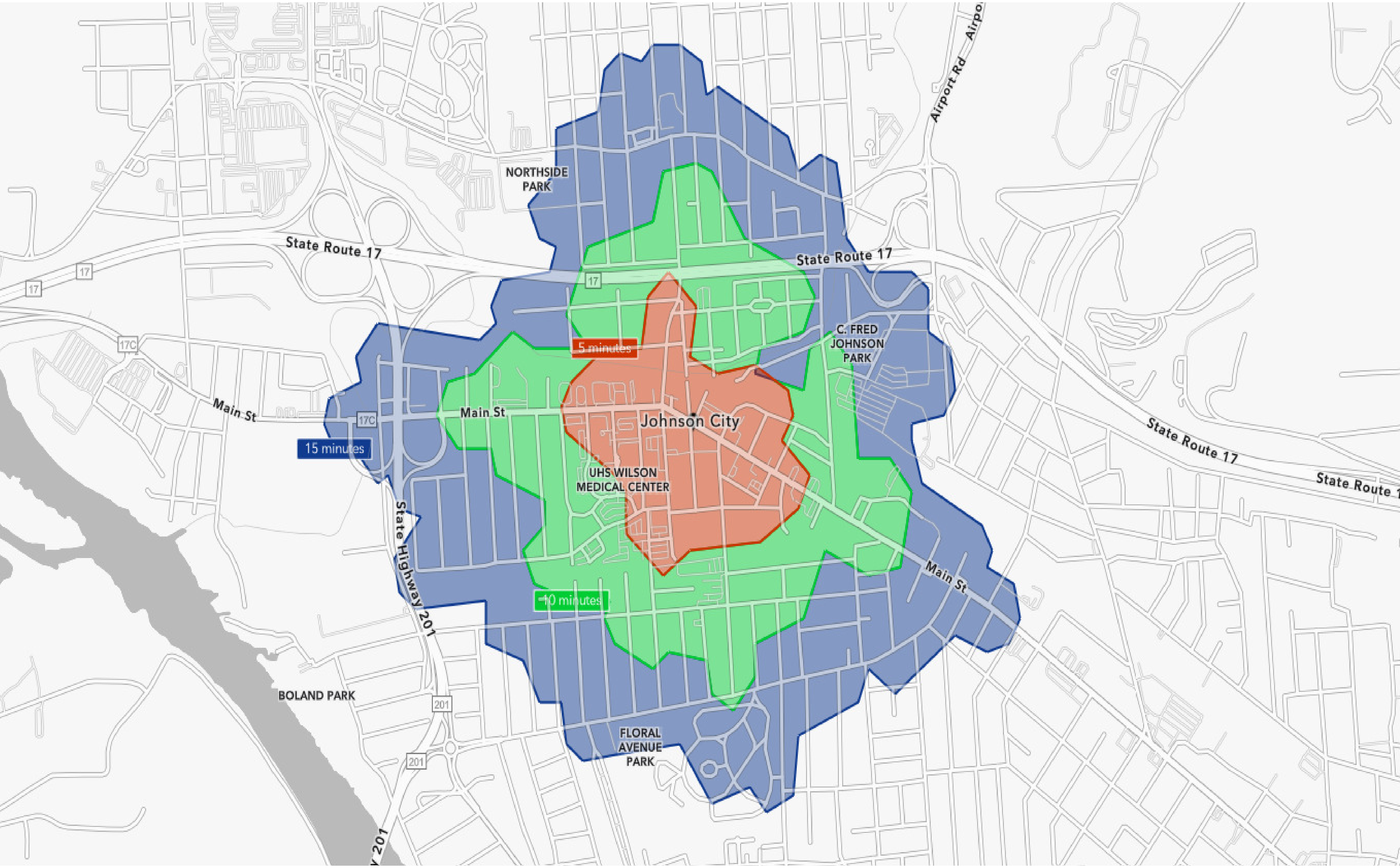
WALK TIME MAP



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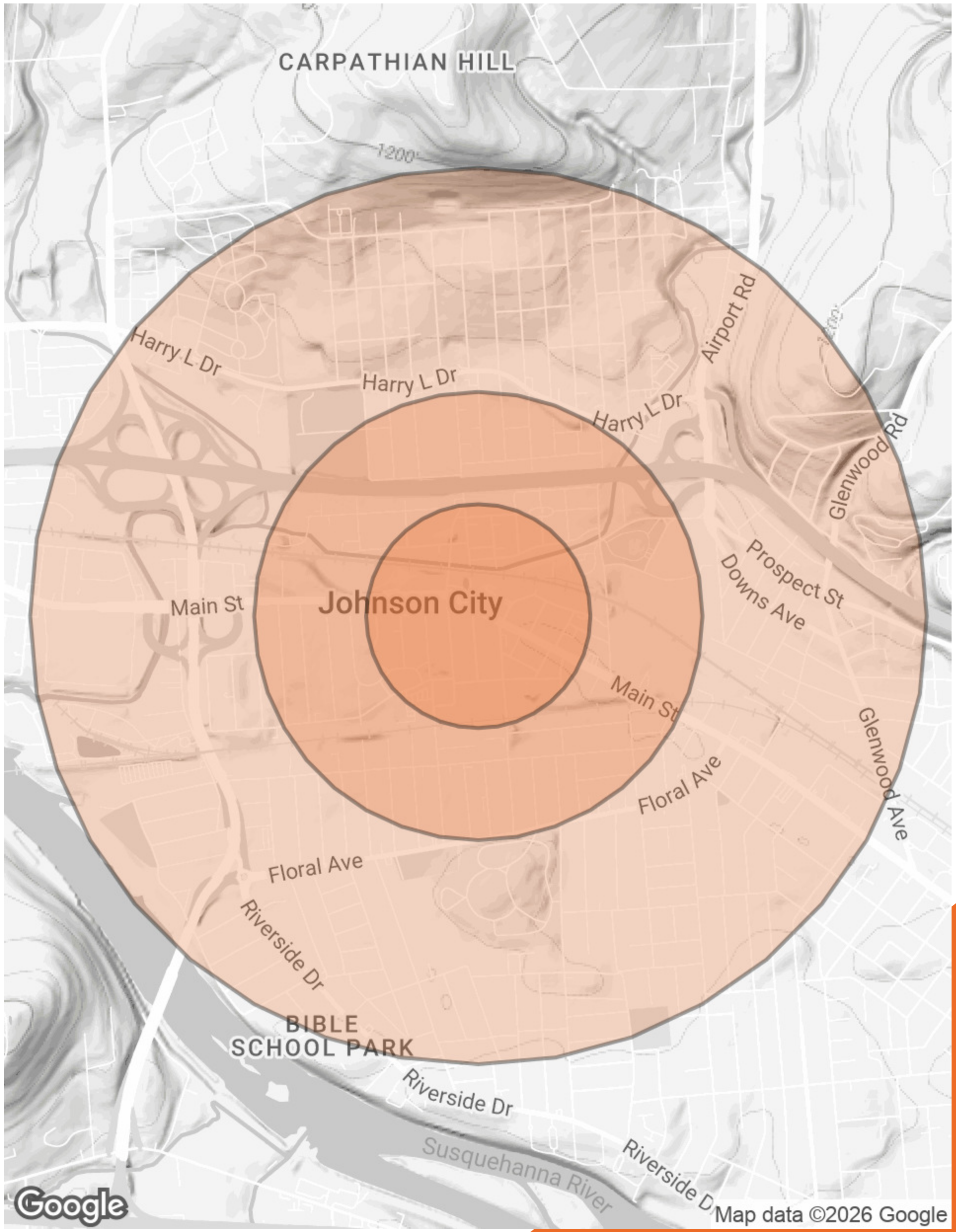
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	615	4,701	15,493
AVERAGE AGE	28.8	33.4	38.6
AVERAGE AGE (MALE)	25.7	34.2	38.2
AVERAGE AGE (FEMALE)	38.2	37.0	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	259	1,906	6,904
# OF PERSONS PER HH	2.4	2.5	2.2
AVERAGE HH INCOME	$47,812	$53,911	$61,187
AVERAGE HOUSE VALUE	$114,292	$98,744	$107,825

2023 American Community Survey (ACS)



Property Analysis

ILLUSTRATIVE
BUILDOUT COST EXAMPLES

Estimated tenant improvement costs for a 1,800 SF space.
Actual costs vary based on design, finishes, and mechanical requirements.

USE TYPE	TYPICAL COST / SF	ESTIMATED 1,800 SF BUILDOUT
PROFESSIONAL OFFICE	$50 / SF	$90,000
BOUTIQUE RETAIL	$65 / SF	$117,000
SALON / SPA	$90 / SF	$162,000
FITNESS STUDIO	$100 / SF	$180,000
CAFÉ / BAKERY	$120 / SF	$216,000
RESTAURANT / BAR	$175 / SF	$315,000

SHELL CONDITION ADVANTAGE

Tenants have the opportunity to customize the space to their operational needs and brand identity, creating an environment tailored specifically to their business concept.

For illustrative purposes only. Tenants should obtain contractor estimates specific to their intended use.

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THE SVN BRAND

- Founded in 1987
- A **globally recognized** brand
- Local **independent ownership** combined with a **global support** network
- **225+ Offices** across the globe (and expanding)
- **Accelerated growth** through the **collective strength** of our network
- **Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration and organized competition**
- A franchise business model that supports **entrepreneurial growth and autonomy**
- Over **2,000 Advisors** and staff
- **7+7** Core Services & Specialty Practice Areas
- **More offices in the US** than any other CRE company
- Comprehensive **training & support**
- Commitment to working togther to creat **amazing value** with our clients, colleagues and our communities

SVN®
Core Services & Specialty Practices

Our **SVN Specialty Practices are supported by our various Product Councils** that give **SVN Advisors the opportunity to network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

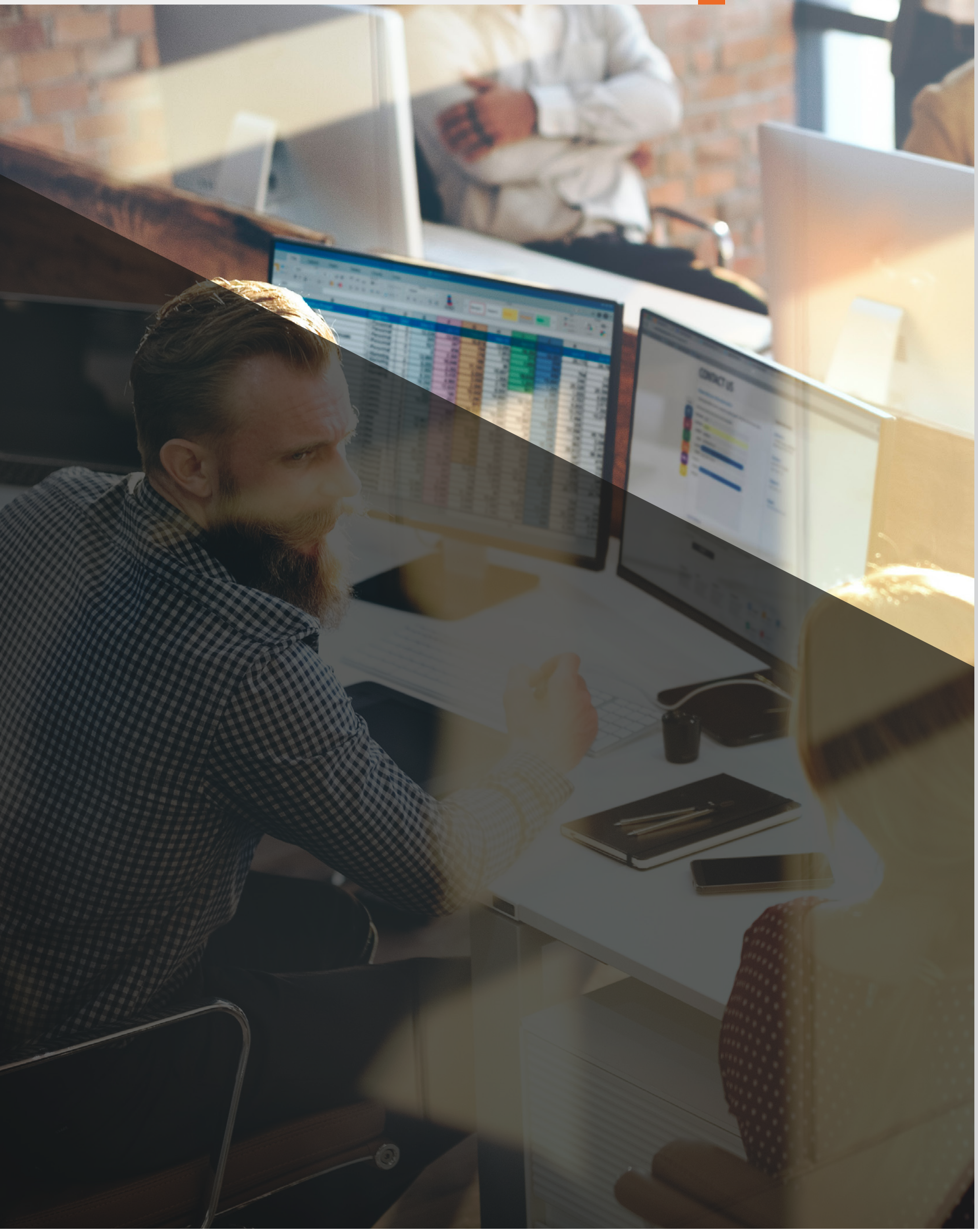
SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING PLATFORM



- PROPERTY SIGNAGE
- PROPERTY POSTCARDS
- REGIONAL EMAIL BLAST
- CRE FEATURED PROPERTY BLAST
- SVN NATIONAL BLAST EMAIL
- BUILDOUT PROPERTY & MARKETING PLATFORM
- DIRECT EMAIL, MAIL & PHONE CALLS
- MARKETING & SOCIAL MEDIA TEMPLATES
- SOCIAL MEDIA & PROMOTION
- INTERACTIVE APPS
- WEEKLY FEATURED PROPERTIES

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.


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